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Rancho
Haven Est.
Broadwater
County

Department of Health and Environmental Sciences

STATE OF MONTANA HELENA, MONTANA 59601

A. C. Knight, M.D., F.C.C.P.
Director

May 10, 1979

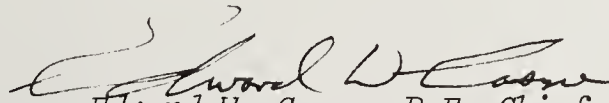
Broadwater County Health Dept., Courthouse, Boulder, MT 59632
Broadwater County Planning Board, Courthouse, Boulder, MT 59632
Montana State Library, Helena, MT 59601
Environmental Quality Council, Helena, MT 59601
Department of Community Affairs, Helena, MT 59601
Department of Fish and Game, Helena, MT 59601
Department of Highways, Helena, MT 59601
Department of Natural Resources and Conservation, Helena, MT 59601
Montana Bureau of Mines & Geology, c/o Montana Tech, W. Park St., Butte, MT 59701
Fire Marshall Bureau, Department of Justice, Helena, MT 59601
Dept. of Housing & Urban Dev., Office of Interstate Land Sales Reg., 909 - 17th
Street, Denver, CO 80202
Broadwater County Commissioners, Courthouse, Broadwater, MT 59632
Broadwater County Sheriff, Courthouse, Boulder, MT 59632
Governor's Office, Helena, MT 59601
Information Unit, Dept. of Health & Environmental Sciences, Helena, MT 59601
Environmental Information Center, Box 12, Helena, MT 59601
Ken Korte, Montana Historical Society, Helena, MT 59601
Continental Pipeline Company, c/o Bernie Casaric, 555 - 17th Street, Denver, CO 80202

Re: Rancho Haven Estates Subdivision
Broadwater County

Ladies and Gentlemen:

The enclosed preliminary environmental review has been prepared for Rancho Haven Estates Subdivision, in Broadwater County and is submitted for your consideration. Questions and comments will be accepted until May 25, 1979. One extension of time not to exceed seven days will be granted upon request if there is sufficient reason for the request. All comments should be sent to the undersigned.

Sincerely,



Edward W. Casne, P.E., Chief
Subdivision Bureau
Environmental Sciences Division

EWC:WRA:APK:mh

Enclosures

STATE DOCUMENTS COLLECTION

MAY 23 1979

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DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406)449-3946

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Department of Health & Environmental Sciences - Subdivision Bureau

Project or Application Rancho Haven Estates Subdivision

Description of Project Project proposed 162 lots on 205 acres in the S½ of Section 36, T7N, R1E, and the E½ of Section 1, T6N, R1E, Broadwater County. Lot sizes range from 20,000 square feet to four acres. The lots are to be used for single family dwellings only and will utilize a public water system and on-site sewage disposal.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats			X			
2. Water quality, quantity and distribution			X			
3. Geology & soil quality, stability and moisture			X			
4. Vegetation cover, quantity and quality			X			
5. Aesthetics	X ←		→ X			*
6. Air quality			X			
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy			X			
9. Historical and archaeological sites					X	*

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores			X			*
2. Cultural uniqueness and diversity		X ← → X				*
3. Local and state tax base & tax revenue			X			*
4. Agricultural or industrial production			X			*
5. Human health		X ← → X				*
6. Quantity and distribution of community and personal income			X			
7. Access to and quality of recreational and wilderness activities				X		*
8. Quantity and distribution of employment			X ← → X			
9. Distribution and density of population and housing			X			
10. Demands for government services	X ← → X					*
11. Industrial & commercial activity			X ← → X			
12. Demands for energy			X			
13. Locally adopted environmental plans & goals				X		
14. Transportation networks & traffic flows	X ← → X					*

Other groups or agencies contacted or which may have overlapping jurisdiction Broadwater County Health Department

Individuals or groups contributing to this PER. Broadwater County Commissioners, Broadwater County Planning Board, County Sheriff's office, Rural Fire District, Hospital, Continental Pipeline Company, Montana Dept. of Military Affairs, Mont. Dept. of Highways, Mont. Dept. of Community Affairs, and Townsend School System.

Recommendation concerning preparation of EIS Recommend no E.I.S. be prepared

PER Prepared by: William Andes and Alfred Keppner

Date: May 10, 1979

DHES/ESD-2

AESTHETICS - The aesthetic impact of this development is a matter of personal preference. Some people will believe a housing development with yards and landscaping improve the visual impact; others believe housing ruins aesthetically pleasing scenery. Beauty is in the eye of the beholder and not within the preview of our expertise.

HISTORICAL AND ARCHAEOLOGICAL SITES - No historical or archaeological sites are recorded on the property. However, no survey has been completed. Twelve archaeological sites within the same township and range indicate aboriginal use of the area. The developers have agreed to inventory the subdivision site and take reasonable efforts to protect and preserve any significant historical or archaeological material.

SOCIAL STRUCTURES AND MORES - While it is difficult to determine the final impact development will have on social structures and mores since the developer will sell lots to whomever can afford them, it does not seem reasonable to believe that these lots would be purchased by people whose social or moral values are atypical of the general community.

CULTURAL UNIQUENESS AND DIVERSITY - The predominant cultural influence appears to be that of an urban worker wishing to live in a rural environment. This will obviously be changed to some degree by the construction of 162 single family homes. Although there are no homes immediately adjacent to this site, the increased traffic volumes will alter the rural atmosphere of the existing homes between U.S. Highway 12 and the development. Please refer to Section 14 regarding traffic flows.

LOCAL AND STATE TAX BASE AND TAX REVENUE - Local and state tax base and tax revenue will obviously increase due to the higher valuation of residential subdivision lots verses grazing land. However, to get a clear picture of the overall economic effect on local government, the demands for services must be considered (Section 10). Generally a single family residential subdivision does not generate enough tax revenue to pay for all the services the development should have. The costs can only be met by increasing general tax levies throughout the community or by having the tax base increased by new industry. The latter possibility is not likely in this area.

AGRICULTURAL OR INDUSTRIAL PRODUCTION - The developers will construct a fence around the project and install cattle guards to prevent access of livestock into the development.

HUMAN HEALTH - The National Guard has an existing five year lease on the B.L.M. land adjacent to the development and presently intends to renew the lease. National Guard units utilize the training area during the period of April 1 through November 30 each year, primarily on weekends. Finally, tanks and helicopters may conduct tactical maneuvers on any given weekend. In some instances tank and artillery fire will conclude about 2 a.m.

The gun fire till late hours and helicopter maneuvers may create stressful situations for the residents of this development. The possibility exists that these stresses could ramify themselves in physical or psychological problems for area residents. However, of the existing residents, no adverse comments related to this matter were presented. Therefore, if the purchasers are notified of the adjacent land use prior to the sale, the probability of adverse health effects is extremely low.

A high pressure gas or crude oil line runs through the property. At the time this was written the pipeline company wasn't certain which. As a safety precaution, construction of homes will not be allowed within fifty feet of the pipeline. Also, continental Pipeline Company has been asked if they would recommend a minimum distance from the pipeline for any construction activity including drainfield. We have received no reply.

ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES - This development would not improve or detract from access to the federal lands adjacent to the property. Since the federal lands are presently utilized for military maneuvers, it is doubtful that the quality of the recreational or wilderness activities will be effected by the subdivision.

The developers are dedicating to the public a park along the west bank of the Missouri River.

SOLID WASTE DISPOSAL - There is no solid waste disposal pick-up outside the City of Townsend. Each residence would be assessed \$15 to use the Broadwater County Landfill. Garbage would have to be hauled by the individual homeowner.

SCHOOLS - According to the Superintendent of Townsend Public Schools, the elementary school already has several rooms which are overloaded under state accreditation standards. In his opinion, even if the subdivision were developed in phases, grades one through six would have serious problems. An extensive building program will be necessary to resolve the overloading.

POSTAL SERVICE - There is no mail service in this area and the Post Office does not have surplus boxes.

POLICE PROTECTION - The Broadwater County Sheriff believes another deputy and another vehicle will be necessary in order to provide adequate police protection to the development.

FIRE PROTECTION - The development is within the Broadwater County Fire District. If additional equipment is needed to provide an acceptable level of fire protection in the district, the fire district says the present 2 mil levy will not be sufficient.

Initially, in their approval, the Broadwater County Commissioners required that the water system be designed to provide water not only for domestic use, but "additional water capacity (designed) into the system to provide a source of water supply through a hydrant system to be used in the suppression of fire within the district;". During plan review by the department, questions have been raised as to whether the water system can comply with this requirement. When this was brought to the attention of the commissioners, they stated in a letter to the department that the requirements for fire protection would be dropped if we required the water system design to meet certain standards of performance. Therefore, the water system may or may not be capable of providing water for fire protection.

EMERGENCY MEDICAL SERVICES - The Broadwater Hospital states they have ample facilities to serve the anticipated growth.

TRANSPORTATION NETWORKS AND TRAFFIC FLOWS - If the present road network was not improved, the impact of this subdivision would be major. The intersection of the county road and U.S. Highway 12 is at an angle and does not provide visibility in both directions. The county road leading to the subdivision crosses state and B.L.M. land. Easements have never been obtained from the state or B.L.M. for this land. The road to the subdivision is little more than an improved trail. In granting conditional approval to the subdivision, the county commissioners imposed the following conditions concerning roads:

1. That the intersection of Indian Creek Road with Highway 12 be re-aligned to meet the requirement of the County Commissioners and the Highway Department of the State of Montana by moving the intersection approximately 250 feet to the north giving better alignment and sight distance. The percentage of participation for payment and work to be performed will be negotiated between the County and the Developers at the time construction commences. That the work on the intersection is to be completed within three years after the filing of the final plan or after one-half of first phase has homes construed and occupied. That the Developers will obtain and present the necessary petitions to the County Commissioners from the adjoining property owners for the relocation of the intersection;
2. Developers will obtain and pay for in the name of Broadwater County a right of way easement across the State owned portion of Section 36, T7N, R1E, M.P.M., from the Department of lands;
3. Developers will obtain a right of way easement for Broadwater County across U.S. Government lands managed by the Bureau of Land Management in Section 36, T7N, R1E, P.M.M.:
4. The Developers will do the rough pioneer construction and bring to sub-grade and road to be constructed across the portions of Section 36 and will install the necessary squash type culverts; the road will meet good engineering practices and will have a twenty-four (24') foot wide driving surface; the requirement and necessity for suitable surfacing material will be negotiated at the time of construction;
5. All public roads within the subdivision will meet County standards of having a twenty-four (24') foot wide driving surface and where necessary and required be covered with suitable surfacing material, all culverts will be adequate for the run-off in the area, squash type culverts are required;
6. All lots will have good and adequate access. These roads will be pioneered in by the Developers so as to blend with the lay of the land; if it becomes unfeasible to provide such access to a lot, then said lot will not be built on, and may be divided and sold with the lots adjacent to it;
7. The Developers may adopt the correction to the road crossing the park recommended by the Department of Community Affairs by the installation of a cul-de-sac;

If the roads are improved according to these conditions, the impact on roads from the subdivision would be minor.

